



POGGIO FIELD
42' PRIVATE R/W

NOTES:

- PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510201, MAP NUMBER: 51095C0119D, REVISED DATE: DECEMBER 16, 2015
-THE LOT SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- TAX ID: 4621900041
- PURSUANT TO SECTION 24-98 OF THE COUNTY CODE FOR THE PURPOSE OF COMPLIANCE WITH YARD REGULATIONS (EXCEPT FOR SETBACKS SPECIFIED IN 24-498) THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY
- ALL LOTS CONTAIN A 5' PERIMETER DRAINAGE EASEMENT (EXCEPT ALONG THE COMMON BUILDING WALL ON ATTACHED UNITS) TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.

LOCATION: 4101 POGGIO FIELD

	REFERENCES	PLAT OF REAR BUILDING SETBACK LINE VACATION
	INST. #060011192 INST. #060022211	PROJECT: VACATION OF 18' REAR BUILDING SETBACK LINE THE SETTLEMENT AT POWHATAN CREEK PHASE I - LOT 41 JAMES CITY COUNTY, VIRGINIA
	SHEET 1 OF 3	SCALE: 1"=20' DATE: FEBRUARY 9, 2016
DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS 3630 GEO. WASH. MEM. HWY - SUITE "G" YORKTOWN, VIRGINIA 23693		